2.1 ACRES RESIDENTIAL DEVELOPMENT LAND

OFF KELD HEAD ROAD, KIRKBYMOORSIDE, NORTH YORKSHIRE

Cundalls

KELD HEAD ROAD

Cundalls

ESTABLISHED 1860

01653 697 820

CHARTERED SURVEYORS • AUCTIONEERS • VALUERS • LAND & ESTATE AGENTS • FINE ART & FURNITURE

RESIDENTIAL DEVELOPMENT LAND

OFF KELD HEAD ROAD
KIRKBYMOORSIDE
NORTH YORKSHIRE

Kirkbymoorside town centre 0.5 mile, Helmsley 6.5 miles, Malton 15 miles, Scarborough 25 miles, York 25 miles(all distances approximate)

A PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

- Outline planning Consent for 19 dwellings under planning approval 23/00196/MOUT
- Proposed for 11 detached and 8 semi-detached dwellings
- Approximately 0.89ha / 2.19 acre site
- Attractive mature site and nice position off Keld Head Road with lovely views over the Vale of Pickering.
- S.106 agreement in place
- CIL Payment: £85/sq.m
- Archaeological, Drainage, Ecological, Minerals, Tree Surveys etc all in place
- Proposed layout plans and sketch plans prepared
- Mains services available adjacent to the site

CONDITIONAL OFFERS CONSIDERED
(SUBJECT TO RESERVED MATTERS APPROVAL)

GUIDE PRICE: £650,000

DESCRIPTION / BACKGROUND

A rare opportunity to purchase 2.1 acres of prime residential development land situated off Keld Head Road, Kirkbymoorside.

The site is an allocated residential development land and has the benefit of outline planning consent for 19 dwellings.

The land received Outline planning consent on the 28th May 2024 under reference: 23/00196/MOUT for *"Outline application for the erection of 19 no. dwellings with associated highways and drainage works – access, scale and layout to be considered (site area 0.89ha)"*

The property currently comprises an agricultural field, which is a permanent pasture grass field bordered by hawthorn hedgerows and mature trees, post and rail and post and wire fencing adjoining residential properties to the east and south and open countryside to the north and west. The developable site width is 95m and site depth is 86m and the total site area is 2.1acres.

Access to the subject site is off Keld Head Road a public maintained highway leading to the site.

The site is an attractive mature site, which has the potential to be a popular and desirable development with a fine edge of town setting, with good views over the Vale of Pickering and adjoining open countryside, yet within walking distance to town centre facilities.

LOCATION

The land is situated on the immediate northwest edge of Kirkbymoorside access off Keld Head Road.

Kirkbymoorside is a popular market town, known as the 'Gateway to the Moors' and provides a wide range of services and amenities, including a small supermarket, good range of shops, restaurants, public houses, primary school and sporting and leisure facilities including an 18-hole golf course. The town also provides a base for recreational facilities with the adjacent North York Moors National Park situated to the north.

A further good range of services and amenities are available in the market towns of Malton, Pickering and Helmsley and the coastal resort of Scarborough is within 25 miles to the east.

A more comprehensive range of services are available in the historic city of York around 25 miles distant including mainline train station to London Kings Cross and Edinburgh.

PLANNING APPROVAL AND PLANNING PACK

The land received Outline planning consent on the 28th May 2024 under reference: 23/00196/MOUT for *"Outline application for the erection of 19 no. dwellings with associated highways and drainage works – access, scale and layout to be considered (site area 0.89ha)"*

For an outline consent the planning is very detailed and chartered architect Patrick Cuddy Architect has produced a high quality range of proposed layouts and visuals of the site which have proposed a development of two storey detached and semi detached dwellings providing 2, 3 and 4 bedroom accomodation. (proposed plans show 11 detached ans 8 semi detached)

The planning consent is subject to a 35% affordible contribution and CIL payment of £85/sq.m.

Prior to submission of proposals/offers, a full planning pack is available which provides the following information:

- Planning statement
- Planning approval
- Section 106 agreement
- Location plan
- Site plan
- Proposed site layout plan
- Proposed Highways access plan
- Proposed drainage strategy
- Proposed site section and street scene plans
- Proposed sketch plans
- Topographical survey
- Aboricultural assement and landcsape report
- Archaeological assessment and report on geophysical survey
- Ecological assessment
- Flood risk assement
- Landscape visual impact assesment
- Minerals safeguarding assesment
- Phase 1 survey

GENERAL INFORMATION - REMARKS & STIPULATIONS

SERVICES

We understand mains water, electric and drainage services are all available adjacent to the site. Potential purchasers are advised to make their own enquiries as to the accessibility and adequacy of all services they may require.

BASIC PAYMENT SCHEME AND ENVIRONMENTAL SCHEMES

The land is not registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme. The land is not situated within any environmental schemes.

WOODLAND GRANT SCHEMES

The property is not within any woodland grant schemes.

DEVELOPMENT CLAWBACK CLAUSE

The land is to be sold with no development clawback clause/overage agreement.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There are no footpaths over the holding.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are in hand and included in the sale.

DRAINAGE RATES

We understand the property is not liable for drainage rates.

METHOD OF SALE

For those with queries or to inform the agents of their interest please contact Tom Watson FRICS FAAV on 01653 697 820 or email: tom.watson@cundalls.co.uk

Unconditional offers and Conditional offers will be considered (subject to Reserved Matters Approval).

GENERAL INFORMATION

Guide Price: £650,000

Viewing: External viewings can take place unaccompanied, at the purchaser's risk having first informed the agent at of the time and date of viewing. Please contact Tom Watson FRICS at the Cundalls Malton office on 01653 697 820- should you have any queries.

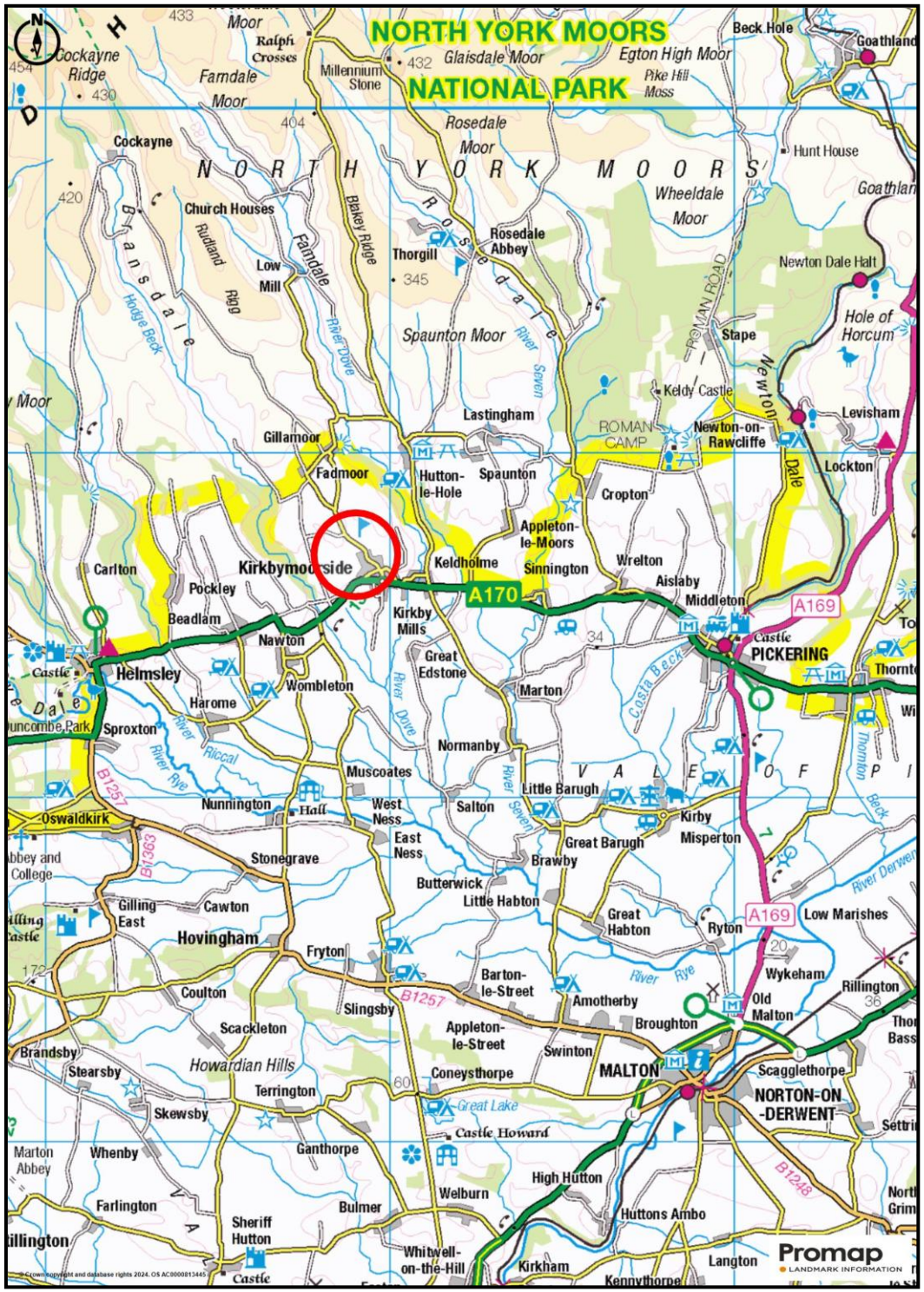
Planning: North Yorkshire Council planning authority. Tel: 0300 131 21 31

Tenure: Freehold with vacant possession upon completion

NOTICE:

Details prepared May/June 2024

All measurements and areas are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the Joint Agents employment has the authority to make or give any representation or warranty in respect of the property.


NORTH YORK MOORS
NATIONAL PARK
N O R T H Y O R K M O O R S
Cockayne
Church Houses
Thorgill
Rosedale Abbey
Spaunton Moor
Gillamoor
Fadmoor
Hutton-le-Hole
Spaunton
Lastingham
Keldholme
Appleton-le-Moors
Sinnington
Cropton
Wrelton
Aislaby
Middleton
Newton-on-Rawcliffe
Levisham
Lockton
Stape
Keldy Castle
Newton Dale Halt
Hole of Horcum
Goathland
Beck Hole
Egton High Moor
Glaisdale Moor
Rosedale Moor
Wheeldale Moor
Hunt House
Kirkbymoorside
Carlton
Pockley
Beadlam
Nawton
Helmsley
Wombleton
Harome
Sproxton
Kirkby Mills
Great Edstone
Marton
Normanby
Muscoates
Nunnington
West Ness
East Ness
Salton
Little Barugh
Great Barugh
Kirby
Misperton
Brawby
Butterwick
Little Habton
Great Habton
Ryton
Low Marishes
Wykeham
Rillington
Old Malton
Broughton
Amotherby
Barton-le-Street
Appleton-le-Street
Swinton
MALTON
Scagglethorpe
NORTON-ON-DERWENT
Coneysthorpe
Terrington
Slingsby
Scackleton
Howardian Hills
Brandsby
Stearsby
Skewsby
Ganthorpe
Whenby
Farlington
Sheriff Hutton
Bulmer
Welburn
High Hutton
Huttons Ambo
Whitwell-on-the-Hill
Kirkham
Langton
Kennythorpe
Oswaldkirk
Stonegrave
Gilling East
Cawton
Hovingham
Fryton
Coulton
Marton Abbey
Castle Howard
Great Lake
Gillamoor
Lockton
PICKERING
A170
A169
B1257
B1363
B1248
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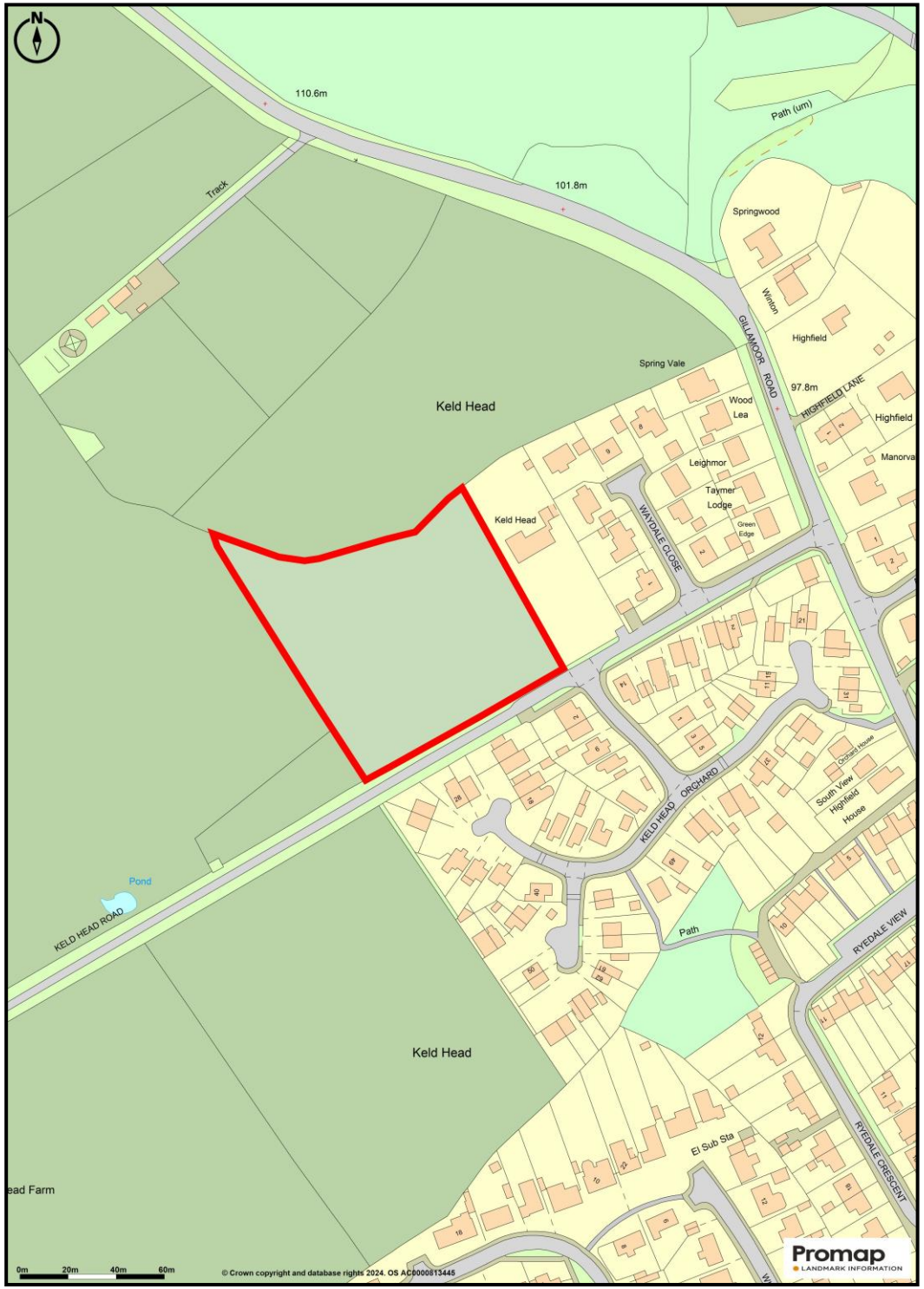
LANDMARK INFORMATION


110.6m
101.8m
97.8m
Track
Path (um)
Springwood
Winton
Highfield
Spring Vale
Wood Lea
Leighmor
Taymer Lodge
Green Edge
Keld Head
Keld Head
Keld Head
GILLAMOOR ROAD
HIGHFIELD LANE
WAYDALE CLOSE
KELD HEAD ORCHARD
KELD HEAD ROAD
Pond
Path
RYEDALE VIEW
RYEDALE CRESCENT
El Sub Sta
Orchard House
South View
Highfield House
0m 20m 40m 60m
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